

Chapter 27.39

H-1 INTERSTATE COMMERCIAL DISTRICT

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This is a district located principally near the interstate highway, intended to serve highway travelers where hotels, service stations, garages, and restaurants should be available.

27.39.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the H-1 Interstate Commercial District. (Ord. 12571 §175; May 8, 1979).

27.39.020 Permitted Uses.

A building or premises shall be used only for the following purposes in the H-1 Interstate Commercial District:

- (a) Public or storage garages;
- (b) Restaurants;
- (c) Service stations;
- (d) Hotels and motels;
- (e) Dwelling for a caretaker employed and residing on the premises.

(Ord. 12571 §176; May 8, 1979).

27.39.030 Permitted Special Uses.

A building or premises may be used for the following purposes in the H-1 Interstate Commercial District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

- (a) Expansion of nonconforming uses;
- (b) Historic preservation;
- (c) Public utility purposes;
- (d) Wind energy conversion systems;
- (e) Cemeteries;

- (f) Sale of alcoholic beverages for consumption on the premises;
- (g) Broadcast towers;
- (h) Sale of alcoholic beverages for consumption off the premises;
- (i) Sexually oriented live entertainment establishments. (Ord. 17731 §5; September 25, 2000: prior Ord. 17229 §1; August 11, 1997: Ord. 17070 §3; October 7, 1996: Ord. 16593 §5; April 11, 1994: Ord. 14780 §14; November 2, 1987: Ord. 14378 §12; May 5, 1986: Ord. 13588 §14; May 9, 1983: Ord. 12978 §19; August 25, 1980: Ord. 12894 §19; April 7, 1980: Ord. 12571 §177; May 8, 1979).

27.39.040 Accessory Uses.

Accessory uses permitted in the H-1 Interstate Commercial District are accessory buildings and uses customarily incident to the permitted uses. Hotels and motels may include as accessory uses dwellings for persons employed on the premises, and a shop or store for the sale of goods at retail primarily for the use of residents or guests of such hotel or motel when such uses are located entirely within the building with no separate entrance from the outside. Service stations may include, as accessory uses, tire recapping provided that there is no manufacturing on the premises and the floor area of the premises devoted to tire recapping and tire repairs does not exceed 4,000 square feet, and the temporary storage of not more than twenty vehicles impounded by state, county, or local law enforcement officials. (Ord. 16102 §1; April 27, 1992: prior Ord. 15009 §1; October 10, 1988: Ord. 12571 §178; May 8, 1979).

27.39.050 Parking Regulations.

All parking within the H-1 Interstate Commercial District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §179; May 8, 1979).

27.39.060 Sign Regulations.

Signs within the H-1 Interstate Commercial District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §180; May 8, 1979).

27.39.065 Grading and Land Disturbance Regulations.

Grading and land disturbance within the H-1 Interstate Commercial District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §21; February 22, 2000.)

27.39.070 Height and Area Regulations.

The maximum height and minimum lot requirements within the H-1 Interstate Commercial District shall be as follows:

- (a) General requirements:

Table 27.39.070(a)						
	Lot Area (Sq. ft.)	Avg. Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
All permitted uses	5,000	50'	25'	5'	Smaller of 30' or 20% of depth	45'

(b) There shall be a required front yard on each street side of a double frontage lot.

(c) There shall be a required front yard on each street side of a corner lot; provided, however, that the buildable width of a lot of record on November 2, 1953, need not be reduced to less than twenty-eight feet except where necessary to provide a required side yard of not less than five feet in place of one of the required front yards.

(d) Accessory buildings which are attached to or not located more than ten feet from the main structure shall be considered a part of the main structure and shall comply with the height and front, side, and rear yard requirements of the main structure. Accessory buildings not a part of the main structure may be located in the required rear yard, but such accessory buildings may not occupy more than thirty percent of the required rear yard and shall not be nearer than two feet to any side or rear lot line. Such detached accessory buildings shall not exceed fifteen feet in height. Accessory buildings not a part of the main structure, if located not less than sixty feet from the front lot line, may extend into the required side yard though not nearer than two feet to the side lot line. A garage which is entered from an alley shall not be located closer than ten feet to the alley line.

(e) Dwellings existing in this district on the effective date of this title shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61. (Ord. 12751 §18; November 5, 1979; prior Ord. 12571 §181; May 8, 1979).